

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
WDM Law Enforcement Center
Large Conference Room**

Monday, January 7, 2019

Attending:

Council Member John Mickelson
Council Member Renee Hardman
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
City Attorney Richard Scieszinski
Development Director Lynne Twedt
Comm & Econ Dev Director Clyde Evans
Housing Planner Christine Gordon

Development Coordinator Linda Schemmel
Building Official Rod Van Genderen
Planner Brian Portz
Planner Kara Tragesser
Planner Brad Munford
Planner Karen Marren
Principal Engineer Ben McAlister

Guests:

Item #1 – Jenner White and Carrie Victor, Cooler Ice Item #4a – Larry Hulse
Item #2 – Jason Ekstrom and Lance Henning, Greater Des Moines Habitat for Humanity Item #4b – Becky Casady

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 AM.

1. Ice Vending Machine

Planner Brad Munford introduced this topic, noting ordinance revisions during the past two years require that vending machines be located either within a building, or a building vestibule. He introduced the applicants, stating that they had applied to place an ice vending machine outside a business located at the corner of 14th and Railroad. Jenner White and Carrie Victor were present to ask the subcommittee regarding a possible exception or amendment to the ordinance which would allow their company to place an ice vending machine next to a car wash, in proximity to a softball complex. They stressed the safety of the location and low cost to patrons. They stated there are 2,000 units placed throughout the country and are designed to be visually attractive and well-lit at night. Mr. White noted there is no room at their location for a vestibule or placement inside of the car wash they are partnering with.

Council Member Hardman asked if the ice would be sold in bags. Mr. White affirmed that it would.

Council Member Mickelson asked if it would be allowed if the unit was attached to the building. Planner Munford replied that it would if within a vestibule. Planner Munford stated that two primary concerns are that the site would not be screened and that this would pose a graphics violation with regard to signage.

Council Member Mickelson asked why ATM's were allowed. Director Twedt responded that they were excluded from this ordinance, as an ancillary structure, and are typically part of the drive through under a canopy attached to the bank.

Council Member Mickelson agreed that the unit is visually attractive, but pointed out this is a blanket prohibition and that the City would prefer to avoid a rush of things that might not be visually attractive. He pointed out that Amazon would like to place similar units every ¼ mile throughout the City and if approval was granted for the ice vendor, it would set a precedence. He concluded that the ordinance in

part is seeking to avoid visual clutter which can accompany vending machines placed outside of businesses.

Council Member Hardman stated she also had concerns about making exceptions of the existing ordinance, and what that would mean for others.

Council Member Mickelson asked if the current ordinance allows outdoor pop machines. Director Twedt noted it does not, and that Redbox is an example of a vendor that has traditionally located outside of buildings but was not allowed to do so in West Des Moines, thus they currently are in compliance with the existing ordinance.

Direction: Council Members were not supportive of amending the ordinance to allow free-standing vending machines to be located outside of buildings.

2. 221 8th Street and 225 8th Street

Housing Planner Christine Gordon updated the committee regarding the RFP results for property disposal of two single family houses to be located at 221 and 225 8th Street. Staff scoring results were provided regarding the two applicants, Habitat for Humanity and Destiny Homes. Ms. Gordon informed the committee that the Staff recommendation would be to award both properties to Habitat for Humanity, for \$1,000 each. Community and Economic Development Director Clyde Evans inserted that the property was purchased with Woodland Hills TIF funds and so the homes would have to be sold to someone below 80% of Area Median Income.

Representatives Jason Ekstrom and Lance Henning, from Greater Des Moines Habitat for Humanity, were present to ask about the garage requirement which is currently the subject of an ordinance revision. Planner Gordon informed the committee that the RFP was written both ways, for the applicant to build a garage or to not include a garage.

Council Member Hardman commented that Habitat typically builds without a garage. Mr. Henning noted that their preferred model is to pour a slab for parking and place a shed for storage. The homebuyer could add a garage in the future.

Council Member Hardman asked for more detail regarding the shed. Mr. Henning stated it's a 10x10 wood shed on a 10x12 pad.

Planner Gordon asked for committee input regarding whether to hold the awarding of the project until after the garage ordinance has been decided. Director Twedt noted that Council will be voting on 1/21/19 whether to leave the garage requirement as it currently stands, to eliminate it, or to provide a waiver which would require that a garage be built within a set amount of time. She stated that in a waiver situation, staff would adjust the side yard setbacks so that a garage could be built in the future.

Council Member Hardman noted that she would prefer to have a full council discussion on the garage ordinance. Planner Gordon responded that staff recommends waiting to award the properties until the garage ordinance has been voted on, so the buyer will know exactly what is being required.

Council Member Mickelson asked the timeline for construction. Mr. Henning stated they plan to build next summer, with anticipation completion of both homes by the end of 2019.

Council Member Hardman asked if there was an existing pool of candidates for the homes. Mr. Ekstrom replied that there is a pool of 41 families and expect that two would be selected from that group.

Council Member Mickelson agreed that since the timing was relatively soon, this would not set them back on their timeline. Mr. Ekstrom then informed the committee that the second applicant for the homes, Destiny Homes, is conferring with Habitat regarding being part of the building process. Habitat

would like to agree to that although they would also follow their model of requiring the homeowner's participation as well. Council Members Hardman and Mickelson had no objection to the two parties working together.

Direction: Council Members were supportive of staff recommendations to award both properties to Habitat for Humanity, following the garage ordinance decision, and had no reservations regarding Habitat working with Destiny Homes to fulfill their contract.

3. Floodplain Maps

Director Twedt stated that information regarding the updated maps was provided to committee members in December via email and that this item will be presented at the Plan & Zoning Commission on 1/14/19, and City Council on 1/21/19. Due to the new maps going into effect in February, Council will hear all three readings of the ordinance at one meeting.

Council Member Mickelson questioned whether there were any disputes similar to those in Clive. Building Official Rod Van Genderen responded that the revised flood maps impact approximately eight (8) West Des Moines homeowners, who were notified by FEMA in 2016 of the planned changes. Their properties will not be recertified. Homeowners will have the opportunity to appeal to FEMA for no fee, but would need to hire a civil engineer as part of the appeal process.

Direction: Information Only.

4. Upcoming Projects – A map was provided with a brief description of each.

- a. Mills Landing (SE corner of Mills Civic & S 60th St): Approval of Comprehensive Plan Amendment to remove Medium Density land use in favor of Support Commercial; revise the Area Development Plan and adoption of Specific Plan Ordinance to allow for an all commercial and office development; and approval of Preliminary Plat to subdivide the property into six lots (CPA-004167-2018, ADP-004166-2018, ZCSP-004168-2018 & PP-004169-2018)

Planner Kara Tragesser provide an update regarding changes to the proposed site plan, including the elimination of a car wash and convenience store from the plan presented several months ago. Director Twedt noted adding the detention pond will require the removal of most of the existing vegetation in that area. It was also noted that Staff will work with the applicant to provide extra screening near the drive through. Council Member Mickelson expressed approval of the direction the changes were taking. Guest Larry Hulse stated a concern regarding the setback for lots 3 and 4, which are adjacent to his lot. He requested increase in setbacks, more landscaping and less parking.

- b. Weitz Property (1245 SE Browns Woods Dr): Create one parcel for transfer of ownership and construction of a single-family dwelling (POS-004160-2018).

Guest Becky Casady was present to ask questions regarding the zoning in her neighborhood which is adjacent to this property. Director Twedt recommended that Ms. Casady meet with Development Services staff to go over current and future land uses for this area.

- c. Steak N Shake (725 S 51st St): Construction of a 3,500sf restaurant with drive-thru and related site improvements (SP-004163-2018)
- d. Whisper Rock at Quail Cove (West end of Cherrywood Dr): Rezone property back to medium-density to allow construction of attached townhomes (ZC-004171-2018)
- e. Western Hills Elementary (600 39th St): Classroom addition in existing courtyard and storm water improvements (MaM-004186-2018)
- f. Raccoon River Boathouse (2500 Grand Ave): Board of Adjustment review of recreational use (boathouse), including rental of equipment and concessions. Site plan to construct a 5,300sf boathouse with related parking and trail connections (PC-004183-2018 & SP-004184-2018)

- g. Kum & Go (330 Jordan Creek Pkwy): Board of Adjustment re-approval of convenience store use for

location (previous approval entitlement expired) – store will be reduced in size and patio modified (PC-004178-2018)

- h. Park 88 (725 88th St): Phase 2 construction of maximum 250-unit apartment and rowhouse project and related site improvements (SP-004175-2018)
- i. Continental Plaza (7350 Westown Pkwy): Rezone approximately 1-acre parcel from Professional Commerce Park to Support Commercial to allow drive-thru coffee shop (ZC-004173-2018)
- j. Grand Valley Plat 2 (South end of Grand Valley Dr): Re-approval of preliminary plat (previous approval entitlement expired) and approval of final plat to create 10 single-family lots (PP-004189-2018 & FP-003686-2017)
- k. Kivell Property (655 S 88th St): Establish High-Density (RH-18) zoning on property consistent with adopted comprehensive plan to accommodate anticipated development of four building, 144-unit apartment complex (ZC-004188-2018).
- l. Addressing: Routine address assignments and adjustments to Addressing Guidelines (MI-004187-2018)

5. Minor Modifications & Grading Plans

- a. Hobby Lobby (180 Jordan Creek Pkwy): Removal of 6' wood fence along east boundary and implementation of additional landscaping to screen loading area (MML1-004170-2018)
- b. Target (1800 Valley West Dr): façade modifications to align with revised corporate intent (MML1-004172-2018)
- c. WDM Parks: Restore Jordan Creek Oxbow (GP-004162-2018)
- d. Ashawa Park (4431 Waterford Dr): Installation of footing and foundation to accommodate 'Heartbeat of the Heartland' sculpture (MML1-004179-2018)
- e. Raccoon River Park (2500 Grand Ave): Installation of footings for eight 'Even Water' sculptures (MML1-004180-2018)
- f. Park 88 (NE corner of Cody and 88th St): Mass grading of site in preparation for development of apartments and townhomes (GP-004177-2018)

6. Other Matters

There were none.

The meeting adjourned at 8:50 AM. The next regularly scheduled Development and Planning City Council Subcommittee is January 21, 2019.


Jennifer Canaday, Recording Secretary


Lynne Twedt, Development Services Director